Davidson County DEEDWARR
Recvd: 07/13/05 08:12 2 pgs
Fees:13.00 Taxes:499.50
20050713-0080911

THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Return To:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel Nos.**
Adrian Finch **3960 Pepperwood Drive** **Antioch, TN 37013**	**NEW OWNER**	165-13-A-114.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Affiant

Subscribed and sworn to before me this 1st day of July, 2005

Notary Public
My Commission Expires: 5/26/09

KAREN RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Mark A. Williams and wife, Alescia M. Williams** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Adrian Finch**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Antioch, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee, being Lot 474 on the Plan of Section Ten Peppertree Forest, A Planned Unit Development of record in Plat Book 7900, page 938, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Mark A. Williams and wife, Alescia M. Williams by Warranty Deed from Allen Earps and wife, Betty Earps dated November 15, 1995 and filed for record in Book 9861, page 595, Register's Office for Davidson County, Tennessee

This conveyance is made subject to property taxes for the year 2005 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters as set forth per Plat of record in Book 7900, page 938 Register's Office for Davidson County. Restrictive covenants recorded in Book 8757, page 607 and in Book 9664, Page 162, Davidson County Register's Office. By-Laws of record in Book 8757, page 623, Register's Office for said county.

THIS IS **improved** PROPERTY KNOWN AS 3960 Pepperwood Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

Mark A. Williams

Alescia M. Williams

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Mark A. Williams and wife, Alescia M. Williams and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the . 1st day of July, 2005

Notary Public

My Commission Expires: 5/26/09

(SEAL)

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY